

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2014

**Applicant:** Dominic Yap, owner

**Property:** 1701 Shearn Street, Lot 7, Block 299, Baker NSBB Subdivision. The property includes a historic 1,271 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Bungalow residence, constructed circa 1925, located in the High First Ward Historic District.

**Proposal:** Alteration – Alter 6 existing window locations and sizes using only existing windows; remove asbestos siding and repair the original wood siding underneath.

See enclosed application materials and detailed project description on p. 5-16 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** August 28, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

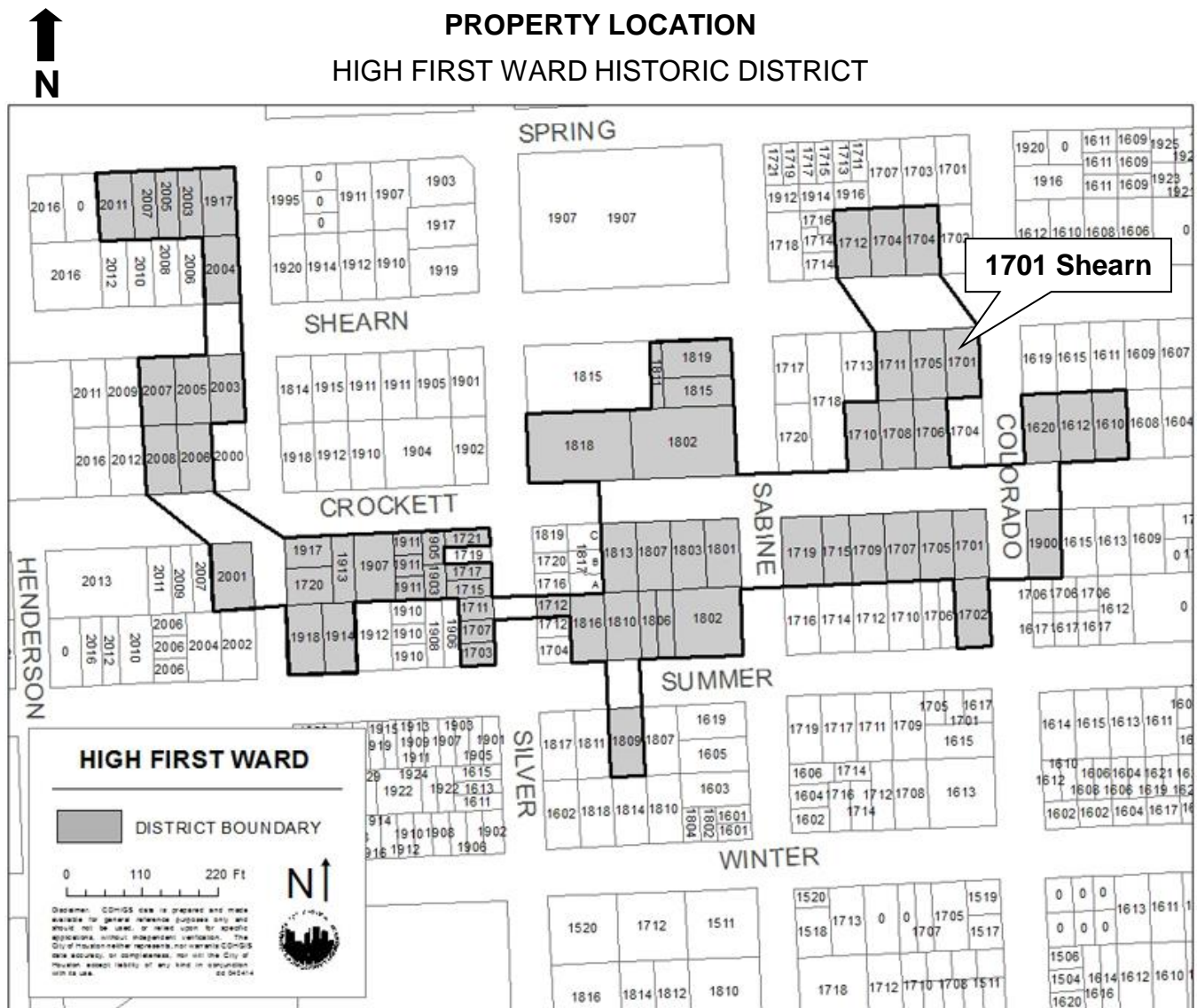
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



INVENTORY PHOTO





**NORTH ELEVATION – FRONT FACING SHEARN STREET**

**EXISTING**

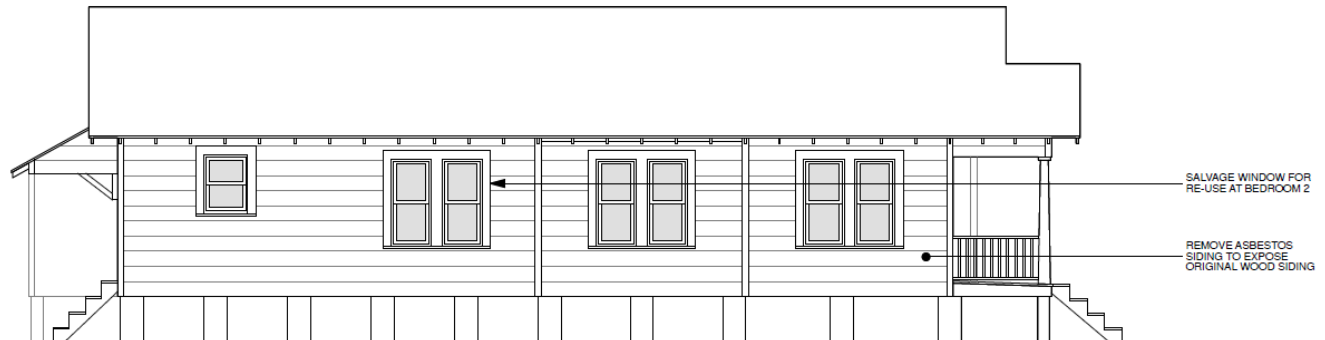


**PROPOSED**



**EAST SIDE ELEVATION – SIDE FACING COLORADO STREET**

**EXISTING**

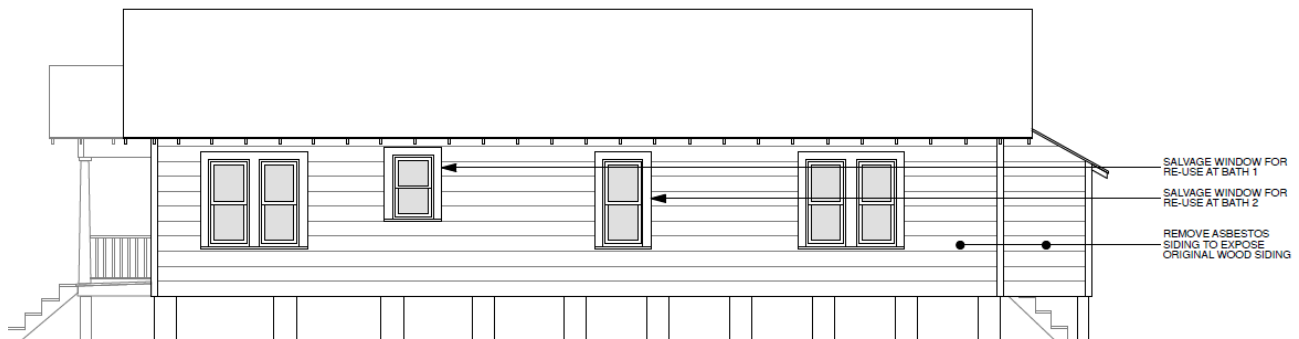


**PROPOSED**

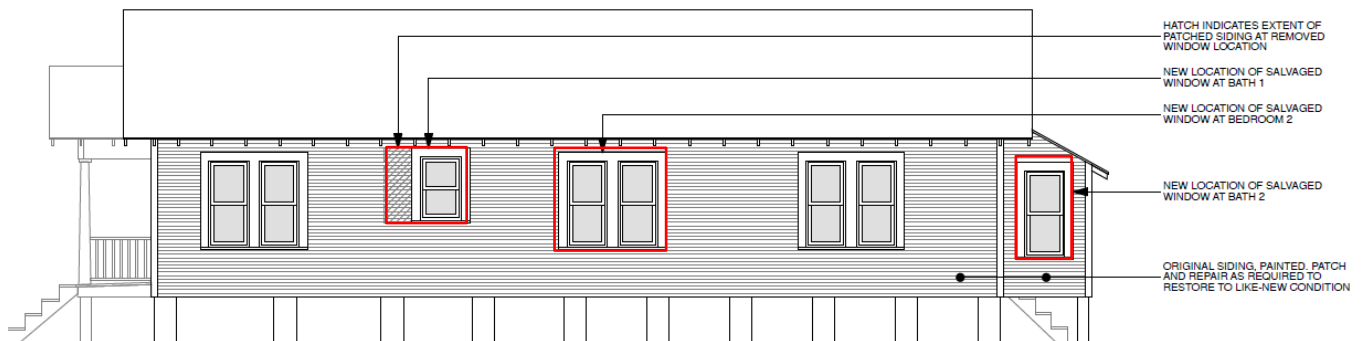


WEST SIDE ELEVATION

EXISTING



PROPOSED

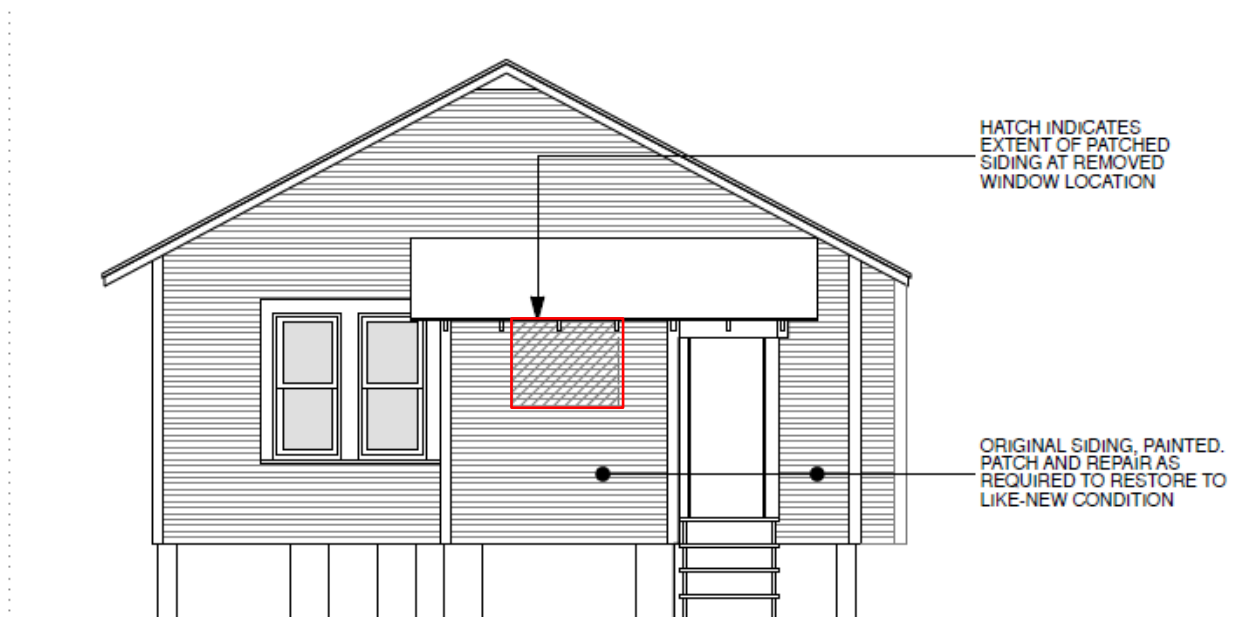


**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED





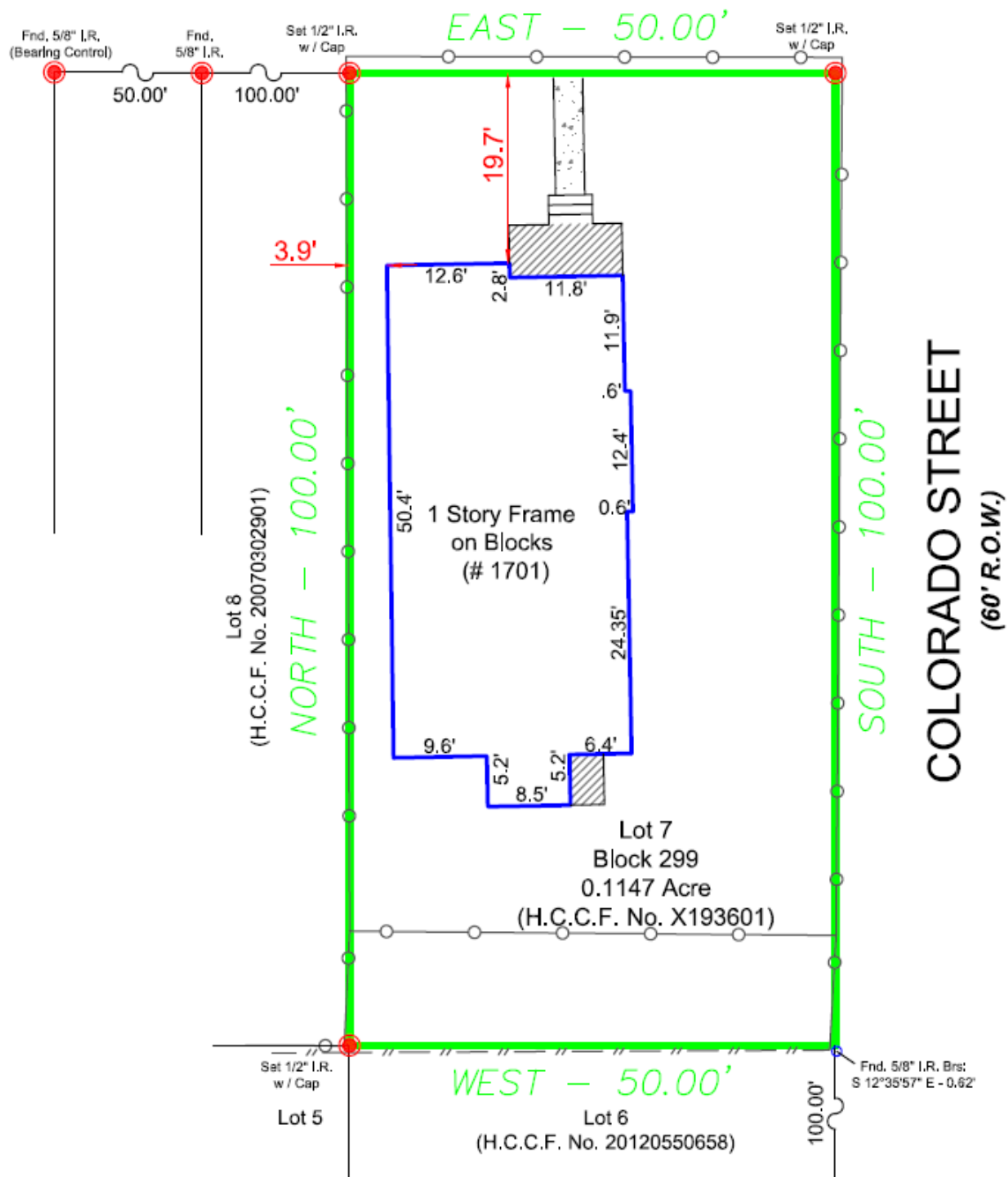


## SITE PLAN

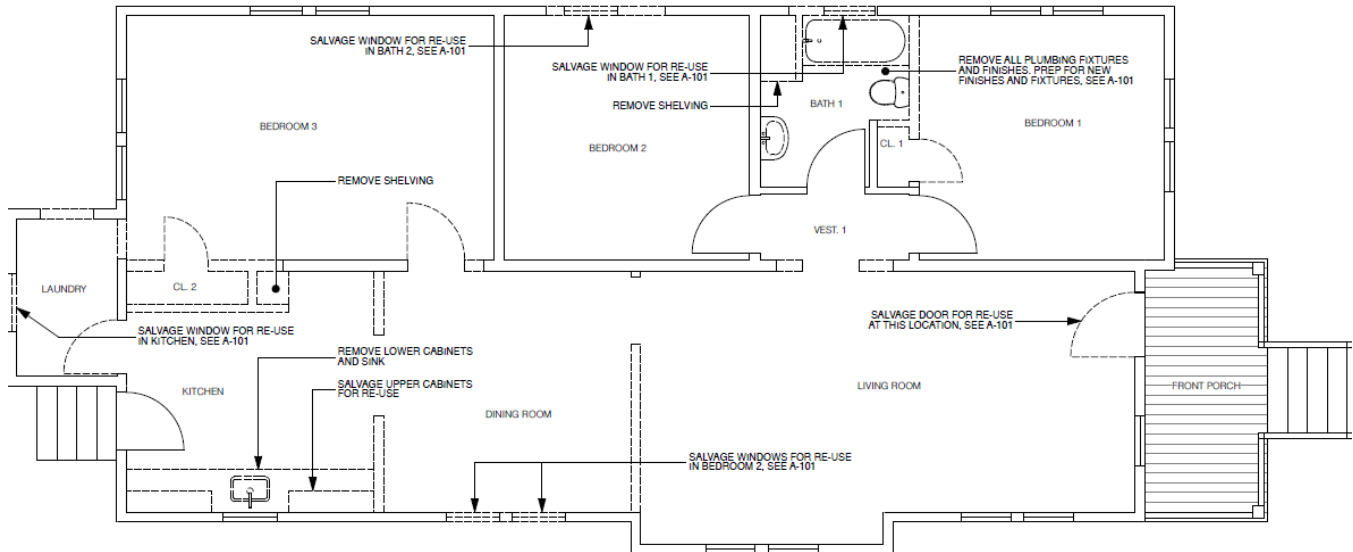
EXISTING

## SHEARN STREET

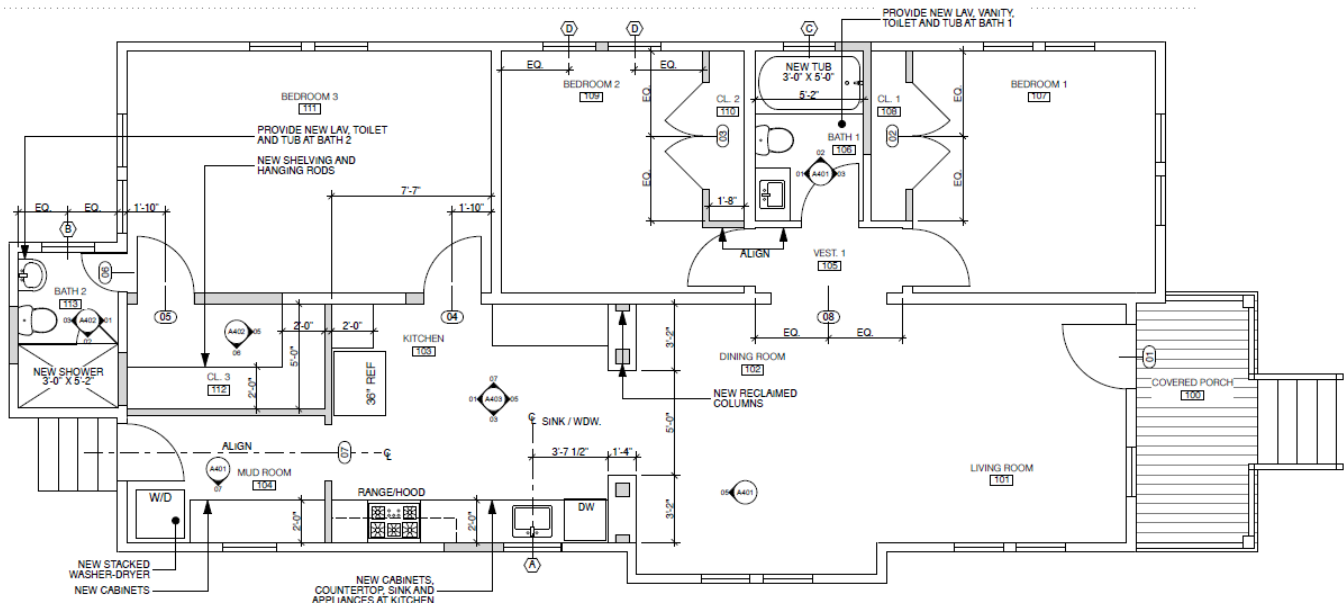
(70' R.O.W.)



**FIRST FLOOR PLAN**  
EXISTING (DEMO PLAN)



PROPOSED



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE					
LABEL	QTY.	HEIGHT	WIDTH	HEAD HEIGHT	SPECIAL NOTES
A	1	2'-4"	2'-9"	---	NEW LOCATION OF EXISTING LAUNDRY WINDOW
B	1	4'-9"	2'-6"	6'-9"	NEW LOCATION OF EXISTING BEDROOM 2 WINDOW. TOP OF CASING AT HEAD TO BE FLUSH WITH CEILING
C	1	3'-9"	2'-5"	---	NEW LOCATION OF EXISTING WINDOW
D	2	4'-9"	2'-6"	---	NEW LOCATION OF EXISTING DINING ROOM WINDOWS
	5				

DOOR SCHEDULE					
LABEL	HEIGHT	WIDTH	OPERATION	HARDWARE	SPECIAL NOTES
01	6'-8"	3'-0"	SINGLE SWING	EXISTING	FLIP SWING OF EXISTING DOOR IN EXISTING OPENING
02	6'-8"	5'-0"	DOUBLE SWING	---	---
03	6'-8"	5'-0"	DOUBLE SWING	---	---
04	6'-8"	2'-8"	SINGLE SWING	PRIVACY	NEW LOCATION OF EXISTING DOOR
05	6'-8"	2'-8"	SINGLE SWING	---	---
06	6'-8"	1'-9"	SINGLE SWING	PRIVACY	---
07	6'-8"	2'-8"	CASED OPENING	---	---
08	6'-8"	5'-6"	CASED OPENING	---	---

**WINDOW AND DOOR NOTES**

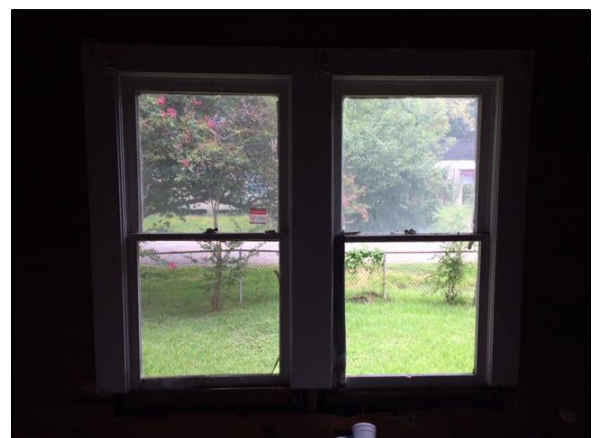
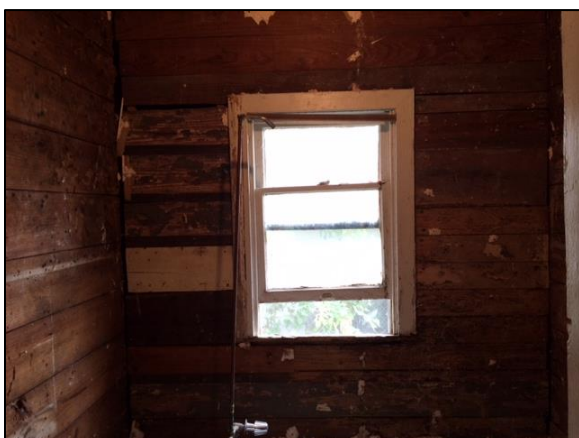
1. SALVAGE EXISTING DOORS AND HARDWARE AS POSSIBLE. REFINISH AND RESTORE TO 'LIKE-NEW' CONDITION

2. REPAIR AND RESTORE EXISTING WINDOWS AND DOORS TO REMAIN AS REQUIRED

3. ALL NEW DOORS, WINDOWS AND CASING TRIM TO MATCH EXISTING

4. VERIFY ALL HEAD HEIGHTS IN FIELD. WINDOW HEAD HEIGHTS TO MATCH EXISTING UNLESS NOTED OTHERWISE

APPLICANT PHOTOS





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APPLICANT PHOTOS

Showing previous existence of second window in Bedroom 2 (covered with shiplap)



Previous Window  
Opening

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## PROJECT DETAILS

**Windows/Doors:** The existing window configuration will be altered. No new windows will be installed; only the location of several existing original wood windows will be moved to different locations around the house.

- The windows on the front (north) elevation will be restored and repaired. The locations will not be altered.
- The third pair of windows on the east elevation (in the existing kitchen) will be removed and replaced with an existing smaller window from the rear of the house (existing laundry room). The larger opening will be patch with in-kind material. The pair of removed windows will be installed on the west elevation (in bedroom 2). Evidence shows that a pair of windows was once located in this location (only one window remains).
- The existing window located on the west elevation in bedroom 2 will be removed and replaced with the pair of existing kitchen windows from the east elevation. The removed bedroom window will be installed in the bathroom (at the rear of the west elevation). There is evidence that a pair of windows was an original condition in bedroom 2. A smaller existing window on the west elevation will be shifted back 1'-7½". The altered opening will be patched with in-kind material.
- On the rear (south) elevation, the small laundry room will be removed and installed in the kitchen (on the east elevation). The opening will be patched with in-kind material.

See drawings and photos for more detail.

**Exterior Materials:** The existing asbestos siding will be removed to reveal the original 117 wood siding. The original siding will be repaired and restored. See drawings for more detail.